Prepared By and Return to:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

File Number: 1706259

BILL GARRETT, Davidson County
Trans:T20170056122 DEEDWARR
Recvd: 06/30/17 10:58 2 pgs
Fees:13.00 Taxes:592.00
20170630-0066016

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of June, 2017.

Notary Public
My Commission Expires: 4/18/21

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Kavanagh Properties, LLC	Kavanagh Properties	148-14-167
138 Brenda Lane	5000 Brentwood Dr.	
Antioch, TN 37013	Nashville, TN. 37220	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sadie Najeba Herrud, unmarried, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Kavanagh Properties, LLC, a Tennessee limited liability company, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Haywood Forest, Section 2, Revised, of record in Book 5200, page 225, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being same property conveyed to Sadie Najeba Herrud by Warranty Deed from R. E. Potter, Inc. dated on January 30, 1981, of record in Book 5706, Page 679, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is X improved ___unimproved property known as 138 Brenda Lane, Antioch, TN 37013.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 28th day of June, 2017.

Sadie Najeba Herrud

Sadie Najeba Herrud

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Sadie Najeba Herrud with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, TN, this 28th day of June, 2017.

Katelyn Taylor

Notary Public at Large
My Commission Expires: ~~4/18/21~~ 11/17/19

